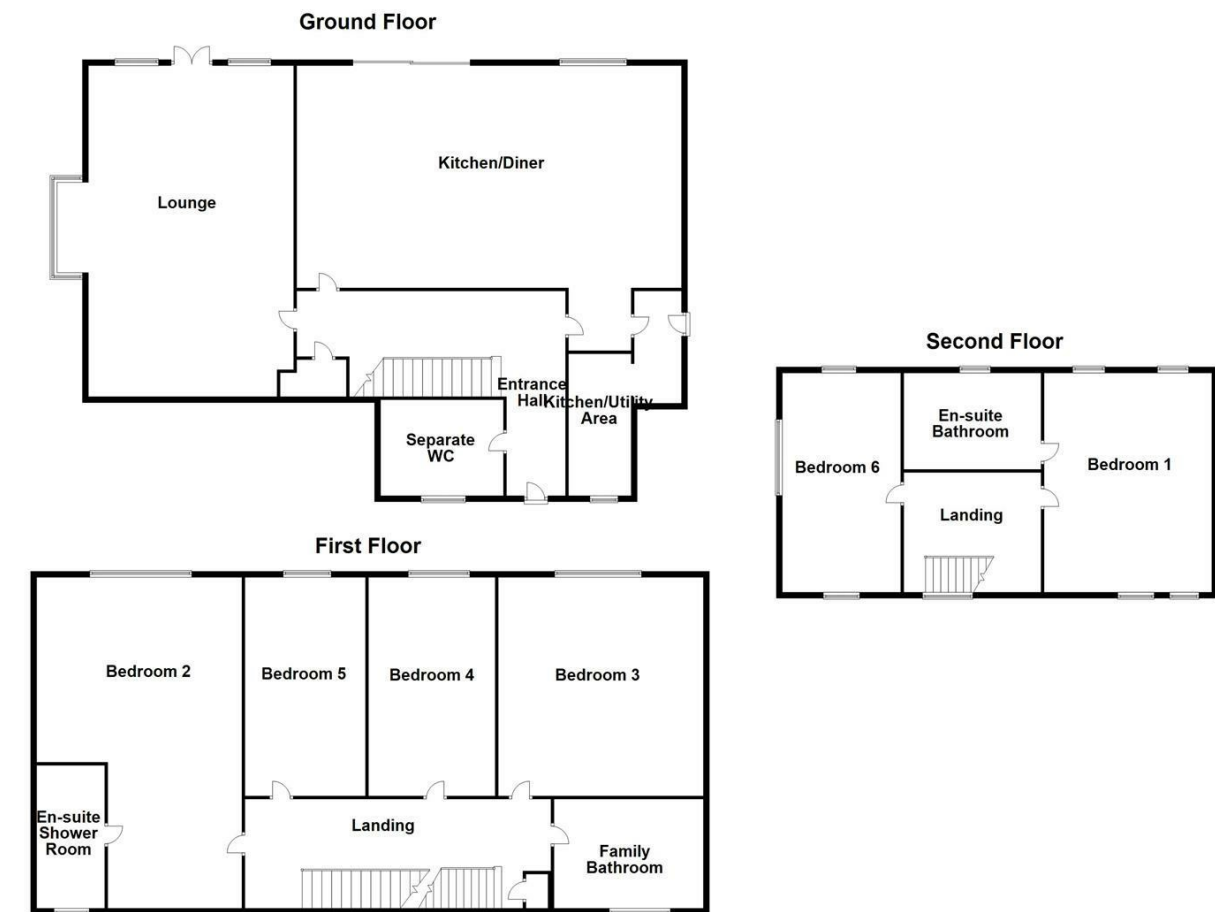


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 6 The Wheatings, Ossett, WF5 0QQ

### For Sale Freehold Offers In The Region Of £475,000

Simply a fantastic family home which offers spacious and flexible accommodation throughout extending towards 2100sq ft or thereabouts with six well proportioned bedrooms and two en suites. Benefiting from an array of bespoke fixture and fittings, having UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, contemporary downstairs w.c., spacious lounge, superb open plan modern fitted kitchen diner with side lobby and utility room/kitchen area off. A staircase leads to the first floor to the four well proportioned bedrooms, bedroom two with en suite shower room/w.c. and a contemporary house bathroom/w.c. A further staircase leads to the second floor to the large principal bedroom complete with stunning en suite bathroom/w.c. and bedroom six/study. Outside, there are attractive lawned gardens to the front, side and a rear. A driveway at the side provides off road parking and leads to the double detached garage with up and over doors.

Situated within this prime part of Ossett which has always proved in demand with the home buyer and plays host to a good range of amenities including shops and good schools, whilst there is easy access to the M1 motorway ideal for the commuter wishing to work or travel further afield.

A stunning family home ideal for the growing family and offering further potential to extend further (subject to planning consent). Only a full internal inspection will fully reveal the quality of accommodation on offer and to appreciate this magnificent family home.



## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door, wood flooring, radiator, recess ceiling spotlights, staircase to the first floor landing, telephone point, solid oak doors to downstairs w.c., understairs storage, superb open plan kitchen diner and spacious lounge.

### DOWNSTAIRS W.C.

511" x 71" [1.8 x 2.16]  
Contemporary white suite comprising low flush w.c. and feature wash basin over vanity drawer and units. Part slate tiled walls, slate tiled floor, UPVC double glazed frosted window to the front, radiator, recess ceiling spotlights.

### LOUNGE

150" x 181" [4.57 x 5.51]  
UPVC double glazed French doors with windows to either side at the rear, UPVC double glazed bay window to the side, wood flooring, recess ceiling spotlights, feature plasma effect hand touch electric fire, t.v. connection point.



### KITCHEN/DINER

227" x 134" [6.88 x 4.06]  
A superb modern fitted range of gloss wall and base units with a laminate work surface over incorporating 1 1/2 stainless steel sink and drainer, integrated CDA double oven and grill, integrated CDA microwave, integrated freezer, integrated fridge, part tiled splash back, tiled floor to the kitchen, recessed LED lighting to the skirting, wood flooring to the dining area, two radiators, recess ceiling spotlights, further solid oak internal door from the dining area into the

hallway. UPVC double glazed sliding patio door and window to the side leading to the rear. Solid oak internal door leading to the side lobby.



### SIDE LOBBY

UPVC door to the side, fully tiled floor, doorway leading through into the utility room.

### UTILITY ROOM/KITCHEN AREA

102" x 66" [3.1 x 1.98]  
range of modern fitted gloss wall and base units, laminated work surfaces over incorporating circular stainless steel sink and drainer, touch screen four ring electric hob with cooker hood above, modern fitted wall and base units, plumbing for automatic washing machine, space for a condensing dryer, fully tiled floor, UPVC double glazed window to the front, integrated Baumatic oven and grill. Radiator.

### FIRST FLOOR LANDING

Having a feature UPVC double glazed frosted window leading from the first floor to the second floor. The landing has recess LED ceiling spotlights, radiator, further UPVC double glazed frosted window to the front, door to the airing cupboard, doors to four bedrooms and bathroom/w.c.

### BATHROOM/W.C.

68" x 72" [2.03 x 2.18]  
A superb white suite comprising low flush w.c., pedestal wash basin and P-shaped panelled bath with mixer shower over. Fully tiled walls and floor, heated chrome towel radiator, recess LED ceiling spotlights



### BEDROOM TWO

171" x 107" [5.21 x 3.23]  
UPVC double glazed window to the rear, recessed LED spotlights, t.v. point, radiator, door to the modern fitted en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.

41" x 611" [124 x 2.11]  
Corner shower cubicle with mixer shower, low flush w.c. and wash basin over vanity unit. Fully tiled walls and floor, UPVC double glazed frosted window to the front, heated chrome towel radiator.

### BEDROOM THREE

110" x 911" [3.35 x 3.02]  
UPVC double glazed window to the rear, radiator, recess LED spotlights.

### BEDROOM FOUR

99" x 78" [2.97 x 2.34]  
UPVC double glazed window to the rear, radiator, recess ceiling spotlights.

### BEDROOM FIVE

79" x 98" [2.36 x 2.95]  
UPVC double glazed window to the rear, radiator, LED ceiling spotlights.

### SECOND FLOOR LANDING

Radiator, recess LED spotlights, UPVC double glazed frosted window extending from the first floor. Doors to two further bedrooms.

### BEDROOM ONE

180" x 173" [5.49 x 5.26]  
Sloping roof, two UPVC double glazed skylight Velux windows to the front and a further two to the rear. Two radiators, recess LED spotlights and door leading into the en suite bathroom/w.c.



### EN SUITE BATHROOM/W.C.

81" x 111" [2.46 x 3.38]  
A stunning en suite with sloping roof and double glazed skylight Velux window. Jacuzzi panelled bath with mixer shower over, white low flush w.c. and semi pedestal wash basin. Fully tiled walls and floor, heated chrome towel radiator, recess LED spotlights.



### BEDROOM SIX/STUDY

84" x 172" [2.54 x 5.23]  
Double glazed skylight Velux window to the front and rear. Radiator, UPVC double glazed window to the side, recess LED spotlights and wood laminate flooring, telephone point.

### OUTSIDE

There are attractive lawned gardens to the front, side and a rear. A driveway at the side provides off road parking and leads to the double detached garage with up and over doors.



### COUNCIL TAX BAND

The council tax band for this property is D.

### VIEWINGS

To view please contact our Ossett office and they will only be too pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.